

ORDINANCE NO. 20141016-045

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11900 BUCKNER ROAD FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT FOR TRACT 1 AND FROM DEVELOPMENT RESERVE (DR) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO) COMBINING DISTRICT FOR TRACT 2.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district on the property (the "Property") described in Zoning Case No. C14-2014-0082, on file at the Planning and Development Review Department, as follows:

TRACT 1

from single family residence standard lot (SF-2) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining,

4.98 acre tract of land, more or less, out of the A.E. Livingston Survey No. 455, Abstract 478 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance SAVE AND EXCEPT a 0.021 acre tract of land, more or less, out of the A.E. Livingston Survey No. 455 the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance; and,

TRACT 2

from development reserve (DR) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district

9.29 acre tract of land, more or less, out of the A.E. Livingston Survey No. 455, Abstract No. 478 the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance,

locally known as 11900 Buckner Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "D".

PART 2. The Property within the boundary of the conditional overlay combining district established by this ordinance is subject to the following condition:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and the mixed use combining district for tract 1, the townhouse and condominium residence base district for tract two and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on October 27, 2014.

PASSED AND APPROVED

October 16, 2014

§
§
§ _____
Lee Leffingwell
Mayor

APPROVED: _____ ATTEST: _____
Karen M. Kennard Jannette S. Goodall
City Attorney City Clerk

Tract 1

Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

4.989 ACRES
ZONING DESCRIPTION
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 4.989 ACRES (APPROXIMATELY 217,339 SQ. FT.) OUT OF THE A. E. LIVINGSTON SURVEY NO. 455, ABSTRACT NO. 478, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 1.9 ACRE TRACT DESCRIBED IN A DEED TO DAVID L. CROOM, JR., DATED JUNE 28, 1962 AND RECORDED IN VOLUME 2473, PAGE 264 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO ROBERT H. STOKES IN A DEED DATED APRIL 11, 2011 AND RECORDED IN DOCUMENT NO. 2011052127 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 24.987 ACRE TRACT DESCRIBED IN A DEED TO ROBERT H. STOKES AND GLYN W. STOKES, DATED APRIL 22, 1969 AND RECORDED IN VOLUME 3792, PAGE 600 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.989 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the south right-of-way line of Windy Ridge Road (right-of-way width varies), same being the north line of said 1.9 acre tract, from which a 1/2" iron pipe found for the northwest corner of said 1.9 acre tract bears North 67°31'08" West, a distance of 1024.97 feet;

THENCE South 67°31'08" East with said line, a distance of 201.14 feet to a 1/2" rebar with "Chaparral" cap set in the west right-of-way line of R.M. 620 (150' right-of-way width), from which a 1/2" iron pipe found bears South 67°31'08" East, a distance of 1.55 feet, and a calculated point in the center of R.M. 620, for the northeast corner of said 1.9 acre tract, bears South 67°31'08" East, a distance of 75.01 feet;

THENCE South 21°31'49" West, crossing said 1.9 acre tract and said 24.987 acre tract with the west right-of-way line of R.M. 620, a distance of 794.63 feet to a 1/2" rebar with "Chaparral" cap set in the north right-of-way line of Buckner Road (right-of-way width varies), same being the south line of said 24.987 acre tract, from which a calculated point in the center of R.M. 620, for the southeast corner of said 24.987 acre tract, bears South 66°25'17" East, a distance of 75.05 feet;

THENCE with the north right-of-way line of Buckner Road, same being the south line of said 24.987 acre tract, the following two (2) courses and distances:

1. North 66°25'17" West, a distance of 168.79 feet to a 1/2" rebar with "Chaparral" cap set;

RECORDED

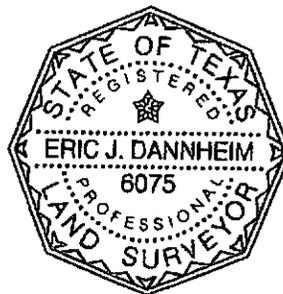
2. North $78^{\circ}22'17''$ West, a distance of 153.83 feet to a calculated point, from which a $1/2''$ rebar found in the common line of Buckner Road and said 24.987 acre tract bears North $78^{\circ}22'17''$ West, a distance of 264.90 feet;

THENCE crossing said 24.987 acre tract and said 1.9 acre tract, the following eight (8) courses and distances:

1. North $21^{\circ}24'45''$ East, a distance of 332.98 feet to a calculated point;
2. North $48^{\circ}55'39''$ East, a distance of 78.42 feet to a calculated point;
3. North $21^{\circ}29'27''$ East, a distance of 19.49 feet to a calculated point;
4. North $10^{\circ}32'41''$ West, a distance of 68.49 feet to a calculated point;
5. North $79^{\circ}21'46''$ East, a distance of 101.22 feet to a calculated point;
6. With a curve to the right, having a radius of 84.45 feet, a delta angle of $28^{\circ}08'36''$, an arc length of 41.48 feet, and a chord which bears South $86^{\circ}33'55''$ East, a distance of 41.07 feet to a calculated point;
7. North $16^{\circ}21'30''$ East, a distance of 85.65 feet to a calculated point;
8. North $22^{\circ}28'52''$ East, a distance of 186.34 feet to the **POINT OF BEGINNING**, containing 4.989 acres of land, more or less.

Surveyed on the ground February 22, 2014. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 1005-001-ZN1.

2 2/22/2014
Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075
TBPLS Firm No. 10124500



2/22/2014

SKETCH TO ACCOMPANY A DESCRIPTION OF 4.989 ACRES (APPROXIMATELY 217,339 SQ. FT.) OUT OF THE A. E. LIVINGSTON SURVEY NO. 455, ABSTRACT NO. 478, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 1.9 ACRE TRACT DESCRIBED IN A DEED TO DAVID L. CROOM, JR., DATED JUNE 28, 1962 AND RECORDED IN VOLUME 2473, PAGE 264 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO ROBERT H. STOKES IN A DEED DATED APRIL 11, 2011 AND RECORDED IN DOCUMENT NO. 2011052127 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 24.987 ACRE TRACT DESCRIBED IN A DEED TO ROBERT H. STOKES AND GLYN W. STOKES, DATED APRIL 22, 1969 AND RECORDED IN VOLUME 3792, PAGE 600 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- △ MAG NAIL FOUND
- ⊗ X IN CONC. FOUND
- △ CALCULATED POINT
- P.O.B. POINT-OF-BEGINNING
- R.O.W. RIGHT-OF-WAY
- () RECORD CALL 3792/598 OR 2473/264
- { } RECORD CALL 948/96
- [] RECORD CALL 1470/453

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N48°55'39"E	78.42'
L2	N21°29'27"E	19.49'
L3	N10°32'41"W	68.49'
L4	N16°21'30"E	85.65'
L5	S21°31'49"W	129.97'
L6	S21°31'49"W	248.84'
L7	S66°25'17"E	75.05'
L8	S67°31'08"E	75.01'
L9	S68°28'11"E	75.00'
L10	S67°31'08"E	1.55'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	84.45'	28°08'36"	41.48'	S86°33'55"E	41.07'



RECORDED

DATE OF SURVEY: 2/22/2014
 PLOT DATE: 5/14/2014
 DRAWING NO.: 1005-001-ZN1
 PROJECT NO.: 1005-001
 T.B.P.L.S. FIRM NO. 10124500
 DRAWN BY: EJD
 SHEET 1 OF 2

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1005-001-ZN1

Chaparral

WINDY RIDGE ROAD

(R.O.W. WIDTH VARIES) (1.49 AC. 6270/2006)

1/2" N67°31'08"W 1024.97' (200700222) S67°31'08"E 201.14'

(E 1305.4')

P.O.B.

DAVID L. CROOM, JR.
1.9 ACRES
(2473/264)
ROBERT H. STOKES
(2011052127)

ROBERT H. STOKES AND
GLYN W. STOKES
24.987 ACRES
(3792/598)



4.989 ACRES
APPROX. 217,339 SQ. FT.

ROBERT H. STOKES AND
GLYN W. STOKES
24.987 ACRES
(3792/598)

R.M. 620

(150' R.O.W. WIDTH) (948/96)
150' EASEMENT AND R.O.W. (596/6)

S21°31'49"W 794.63'
{S24°00'00"W 3882.50'}

733.29'
(S22°45'00"W 734.50')
S21°31'49"W 796.07'

N79°21'46"E 101.22' C1

N22°28'52"E 186.34' L4

N21°24'45"E 332.98'

L1 L2

N78°22'17"W 153.83'

N66°25'17"W 168.79'

(N65°20'W 244.0')
[N65°26'W 244.86']

N78°22'17"W 264.90'

(N77°17'W 517.5')
[N77°05'W 514.18']

1/2" L8 (75.00') L9 299.70'
62.78' (S 53.2')

S21°31'49"W 591.82'

MAG

S21°31'49"W 204.17'

S21°31'49"W 192.92'

0.24'

BOULDER LANE
(R.O.W. WIDTH VARIES)

L5 L6

BUCKNER ROAD
(R.O.W. WIDTH VARIES)
(1.65 AC. 1470/453)
(2008191382)

N78°22'17"W 264.90'

(N77°17'W 517.5')
[N77°05'W 514.18']

1" = 100'





Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**0.021 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.021 ACRES (APPROXIMATELY 893 SQ. FT.) IN THE A. E. LIVINGSTON SURVEY NO. 455 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 24.987 ACRE TRACT DESCRIBED IN A DEED TO ROBERT H. STOKES AND GLYN W. STOKES, DATED APRIL 22, 1969 AND RECORDED IN VOLUME 3792, PAGE 598, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.021 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap found for the intersection of the west right-of-way line of Ranch to Market 620 (RM 620) (150' right-of-way width), described in Volume 948, Page 96 of the Deed Records of Travis County, Texas, and the north right-of-way line of Buckner Road (right-of-way width varies), described in a Right of Way Deed recorded in Volume 1470, Page 453 of the Deed Records of Travis County, Texas, same being in the south line of said 24.987 acre tract, from which a calculated point in the center of RM 620, for the southeast corner of said 24.987 acre tract, same being the northeast corner a said 1.65 acre tract bears, South 66°25'17" East, at a distance of 75.05 feet;

THENCE North 66°25'17" West, with the south line of said 24.987 acre tract and the north right-of-way line of Buckner Road, a distance of 162.34 feet to a 1/2" rebar with "Chaparral" cap set, from which a 1/2" rebar with "Chaparral" cap found for and angle point in the aforementioned line bears, North 66°25'17" West a distance of 6.45 feet;

THENCE crossing said 24.987 acre tract the following two (2) courses and distances:

1. With a non-tangent curve to the right, having a radius of 625.00 feet, a delta angle of 5°35'41", an arc length of 61.03 feet, and a chord which bears South 71°16'01" East, a distance of 61.00 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 68°28'11" East, a distance of 101.30 feet to a 1/2" rebar with "Chaparral" cap set in the west right-of-way line of RM 620, from which a 1/2" rebar with "Chaparral" cap found at the intersection of the west right-of-way line of RM 620 and the north line of a 1.9 acre tract of land described in Volume 2473, Page 264 of the Deed Records of Travis County, Texas, bears, North 21°31'49" East, a distance of 784.85 feet;

THENCE South 21°31'49" West, continuing across said 24.987 acre tract, with the west right-of-way line of RM 620, a distance of 8.78 feet to the **POINT OF BEGINNING**,

containing 0.021 acres of land, more or less.

Surveyed on the ground September 9, 2014. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS) for Chaparral control point "P595". Attachments: Drawing 1005-001-ROW.

Eric 9/04/2014

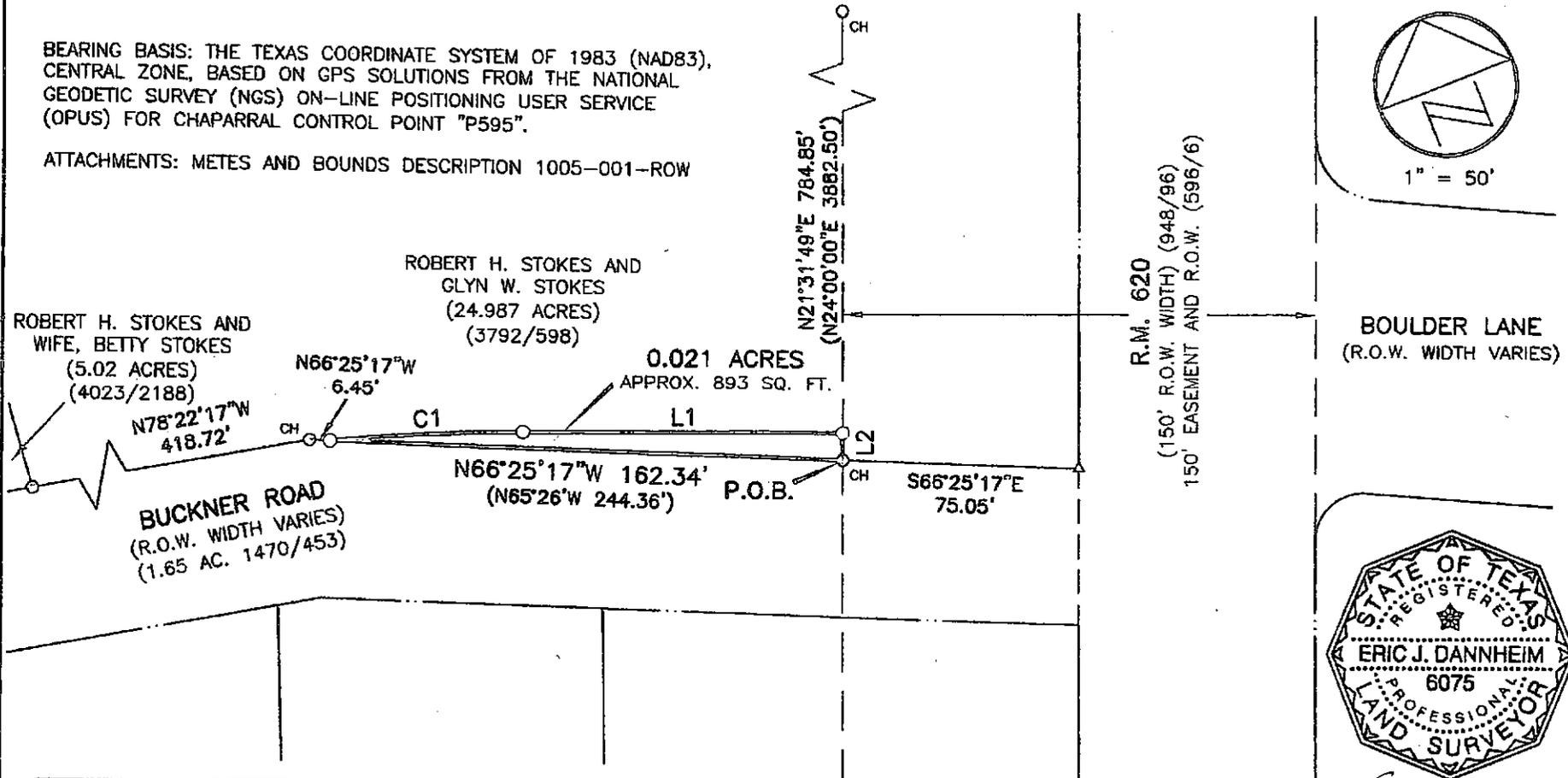
Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075
TBPLS Firm No. 10124500



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.021 ACRES (APPROXIMATELY 893 SQ. FT.) IN THE A. E. LIVINGSTON SURVEY NO. 455 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 24.987 ACRE TRACT DESCRIBED IN A DEED TO ROBERT H. STOKES AND GLYN W. STOKES, DATED APRIL 22, 1969 AND RECORDED IN VOLUME 3792, PAGE 598, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P595".

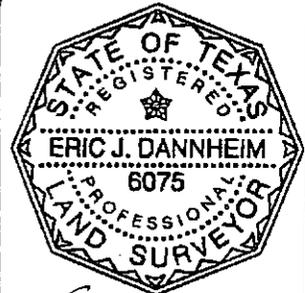
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1005-001-ROW



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	625.00'	5°35'41"	61.03'	S71°16'01"E	61.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S68°28'11"E	101.30'
L2	S21°31'49"W	8.78'

- LEGEND**
- CH. ○ 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - ⊙ 1/2" REBAR FOUND
 - △ CALCULATED POINT



ew
9/04/2014

DATE OF SURVEY: 9/3/14
 PLOT DATE: 9/4/14
 DRAWING NO.: 1005-001-ROW
 PROJECT NO.: 1005-001
 T.B.P.L.S. FIRM NO. 10124500
 DRAWN BY: JPA
 SHEET 1 OF 1

Chaparral



Tract 2

Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**9.293 ACRES
ZONING DESCRIPTION
TRAVIS COUNTY, TEXAS**

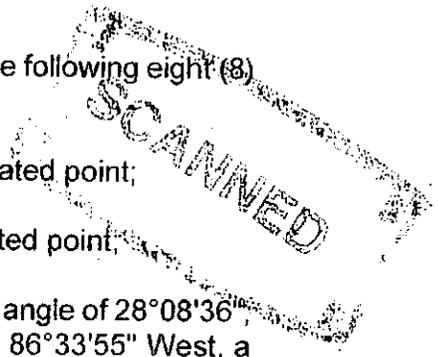
A DESCRIPTION OF 9.293 ACRES (APPROXIMATELY 404,813 SQ. FT.) OUT OF THE A. E. LIVINGSTON SURVEY NO. 455, ABSTRACT NO. 478, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 1.9 ACRE TRACT DESCRIBED IN A DEED TO DAVID L. CROOM, JR., DATED JUNE 28, 1962 AND RECORDED IN VOLUME 2473, PAGE 264 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO ROBERT H. STOKES IN A DEED DATED APRIL 11, 2011 AND RECORDED IN DOCUMENT NO. 2011052127 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 24.987 ACRE TRACT DESCRIBED IN A DEED TO ROBERT H. STOKES AND GLYN W. STOKES, DATED APRIL 22, 1969 AND RECORDED IN VOLUME 3792, PAGE 600 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 5.02 ACRE TRACT DESCRIBED IN A DEED TO ROBERT H. STOKES AND BETTY STOKES, DATED MARCH 20, 1971 AND RECORDED IN VOLUME 4023, PAGE 2188 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 9.293 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the south right-of-way line of Windy Ridge Road (right-of-way width varies), same being the north line of said 1.9 acre tract, from which a 1/2" iron pipe found for the northwest corner of said 1.9 acre tract bears North 67°31'08" West, a distance of 963.91 feet;

THENCE South 67°31'08" East with said line, a distance of 61.06 feet to a calculated point, from which a 1/2" rebar with "Chaparral" cap set for the intersection of said line and the west right-of-way line of R.M. 620 (150' right-of-way width) bears South 37°31'08" East, a distance of 201.14 feet, and from said rebar, a 1/2" iron pipe found bears South 67°31'08" East, a distance of 1.55 feet;

THENCE crossing said 1.9 acre tract and said 24.987 acre tract, the following eight (8) courses and distances:

1. South 22°28'52" West, a distance of 186.34 feet to a calculated point;
2. South 16°21'30" West, a distance of 85.65 feet to a calculated point;
3. With a curve to the left, having a radius of 84.45 feet, a delta angle of 28°08'36", an arc length of 41.48 feet, and a chord which bears North 86°33'55" West, a distance of 41.07 feet to a calculated point;



4. South 79°21'46" West, a distance of 101.22 feet to a calculated point;
5. South 10°32'41" East, a distance of 68.49 feet to a calculated point;
6. South 21°29'27" West, a distance of 19.49 feet to a calculated point;
7. South 48°55'39" West, a distance of 78.42 feet to a calculated point;
8. South 21°24'45" West, a distance of 332.98 feet to a calculated point in the north right-of-way line of Buckner Road (right-of-way width varies), same being the south line of said 24.987 acre tract, from which a 1/2" rebar with "Chaparral" cap set for an angle point in the aforementioned line bears South 78°22'17" East, a distance of 153.83 feet;

THENCE with the common line of Buckner Road and said 24.987 acre tract, the following three (3) courses and distances:

1. North 78°22'17" West, at 264.90 feet passing a 1/2" rebar found for the southeast corner of said 5.02 tract, and continuing with the south line of said 5.02 acre tract, for a total distance of 359.05 feet to a Mag nail with "Chaparral" washer set;
2. North 74°36'20" West, continuing with the south line of said 5.02 acre tract, a distance of 192.65 feet to a Mag nail with "Chaparral" washer set;
3. North 72°35'36" West, with the south line of said 5.02 acre tract to a point, passing its southwest corner and continuing, a total distance of 134.89 feet to a calculated point, from which a 1/2" rebar with "Chaparral" cap set for the southwest corner of said 24.987 acre tract, same being the northwest terminus of Buckner Road, bears North 72°35'36" West, a distance of 354.52 feet;

THENCE crossing said 24.987 acre tract, said 5.02 acre tract and said 1.9 acre tract, the following twenty-two (22) courses and distances:

1. North 21°31'49" East, a distance of 143.21 feet to a calculated point;
2. North 76°36'48" East, a distance of 41.42 feet to a calculated point;
3. North 29°55'15" East, a distance of 57.40 feet to a calculated point;
4. North 08°04'49" East, a distance of 182.03 feet to a calculated point;
5. North 21°31'49" East, a distance of 67.32 feet to a calculated point;
6. North 34°56'45" East, a distance of 29.45 feet to a calculated point;

7. North 58°58'39" East, a distance of 146.44 feet to a calculated point;
8. South 74°19'27" East, a distance of 147.87 feet to a calculated point;
9. South 08°28'31" West, a distance of 81.17 feet to a calculated point;
10. South 51°36'43" East, a distance of 77.70 feet to a calculated point;
11. South 31°31'23" East, a distance of 81.77 feet to a calculated point;
12. South 88°40'16" East, a distance of 80.75 feet to a calculated point;
13. North 20°27'07" East, a distance of 146.73 feet to a calculated point;
14. North 50°01'13" East, a distance of 60.98 feet to a calculated point;
15. South 70°17'14" East, a distance of 115.57 feet to a calculated point;
16. South 35°02'24" East, a distance of 43.72 feet to a calculated point;
17. South 10°32'41" East, a distance of 16.97 feet to a calculated point;
18. North 68°18'24" East, a distance of 34.96 feet to a calculated point;
19. North 13°01'29" West, a distance of 27.20 feet to a calculated point;
20. North 24°43'35" East, a distance of 41.11 feet to a calculated point;
21. South 86°56'17" East, a distance of 62.36 feet to a calculated point;
22. North 22°28'52" East, a distance of 133.64 feet to the **POINT OF BEGINNING**, containing 9.293 acres of land, more or less.

Surveyed on the ground February 22, 2014. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 1005-001-ZN2.

Eric J. Dannheim
3/10/2014

Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075
TBPLS Firm No. 10124500



RECEIVED

SKETCH TO ACCOMPANY A DESCRIPTION OF 9.293 ACRES (APPROXIMATELY 404,813 SQ. FT.) OUT OF THE A. E. LIVINGSTON SURVEY NO. 455, ABSTRACT NO. 478, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 1.9 ACRE TRACT DESCRIBED IN A DEED TO DAVID L. CROOM, JR., DATED JUNE 28, 1962 AND RECORDED IN VOLUME 2473, PAGE 264 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO ROBERT H. STOKES IN A DEED DATED APRIL 11, 2011 AND RECORDED IN DOCUMENT NO. 2011052127 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 24.987 ACRE TRACT DESCRIBED IN A DEED TO ROBERT H. STOKES AND GLYN W. STOKES, DATED APRIL 22, 1969 AND RECORDED IN VOLUME 3792, PAGE 600 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 5.02 ACRE TRACT DESCRIBED IN A DEED TO ROBERT H. STOKES AND BETTY STOKES, DATED MARCH 20, 1971 AND RECORDED IN VOLUME 4023, PAGE 2188 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N67°31'08"W	963.91'
L2	S67°31'08"E	61.06'
L3	S22°28'52"W	186.34'
L4	S16°21'30"W	85.65'
L5	S79°21'46"W	101.22'
L6	S10°32'41"E	68.49'
L7	S21°29'27"W	19.49'
L8	S48°55'39"W	78.42'
L9	S21°24'45"W	332.98'
L10	N78°22'17"W	359.05'
L11	N74°36'20"W	192.65'
L12	N72°35'36"W	134.89'
L13	N21°31'49"E	143.21'
L14	N76°36'48"E	41.42'
L15	N29°55'15"E	57.40'
L16	N08°04'49"E	182.03'
L17	N21°31'49"E	67.32'
L18	N34°56'45"E	29.45'
L19	N58°58'39"E	146.44'
L20	S74°19'27"E	147.87'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S08°28'31"W	81.17'
L22	S51°36'43"E	77.70'
L23	S31°31'23"E	81.77'
L24	S88°40'16"E	80.75'
L25	N20°27'07"E	146.73'
L26	N50°01'13"E	60.98'
L27	S70°17'14"E	115.57'
L28	S35°02'24"E	43.72'
L29	S10°32'41"E	16.97'
L30	N68°18'24"E	34.96'
L31	N13°01'29"W	27.20'
L32	N24°43'35"E	41.11'
L33	S86°56'17"E	62.36'
L34	N22°28'52"E	133.64'
L35	S67°31'08"E	201.14'
L36	S67°31'08"E	1.55'
L37	S78°22'17"E	153.83'
L38	N72°35'36"W	354.52'
L39	N28°26'28"E	105.19'

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

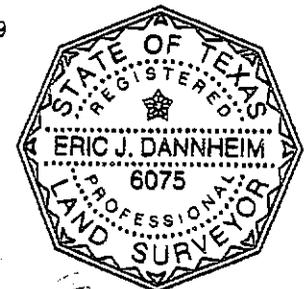
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1005-001-ZN2

LEGEND

- ⊙ 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- △ MAG NAIL WITH "CHAPARRAL" WASHER SET
- △ CALCULATED POINT
- P.O.B. POINT-OF-BEGINNING
- R.O.W. RIGHT-OF-WAY
- () RECORD CALL 3792/598 OR 2473/264
- [] RECORD CALL 1470/453
- < > RECORD CALL 5176/689

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	84.45'	28°08'36"	41.48'	N86°33'55"W	41.07'

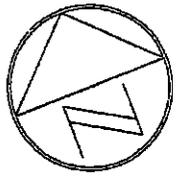
DATE OF SURVEY: 2/22/2014
 PLOT DATE: 5/15/2014
 DRAWING NO.: 1005-001-ZN2
 PROJECT NO.: 1005-001
 T.B.P.L.S. FIRM NO. 10124500
 DRAWN BY: EJD
 SHEET 1 OF 2



Chaparral

WINDY RIDGE ROAD
(R.O.W. WIDTH VARIES)
(1.49 AC. 6270/2006)
(200700222)

DAVID L. CROOM, JR.
1.9 ACRES
(2473/264)
ROBERT H. STOKES
(2011052127)



1" = 200'

LOT 1
BLOCK A
PAINTED BUNTING
SUBDIVISION
PHASE TWO
(99/325)

PORTION OF
24.39 ACRES
(6270/1851)

ROBERT H.
STOKES AND
GLYN W. STOKES
24.987 ACRES
(3792/598)

ROBERT H.
STOKES AND
WIFE, BETTY
STOKES
5.02 ACRES
(4023/2188)

9.293 ACRES
APPROX. 404,813 SQ. FT.

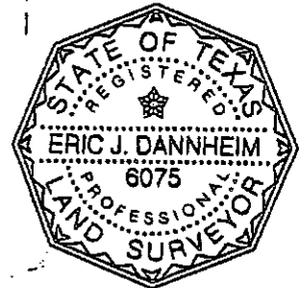
ROBERT H.
STOKES AND
GLYN W. STOKES
24.987 ACRES
(3792/598)

R.M. 620
(150' R.O.W. WIDTH) (948/96)
150' EASEMENT AND R.O.W. (596/6)

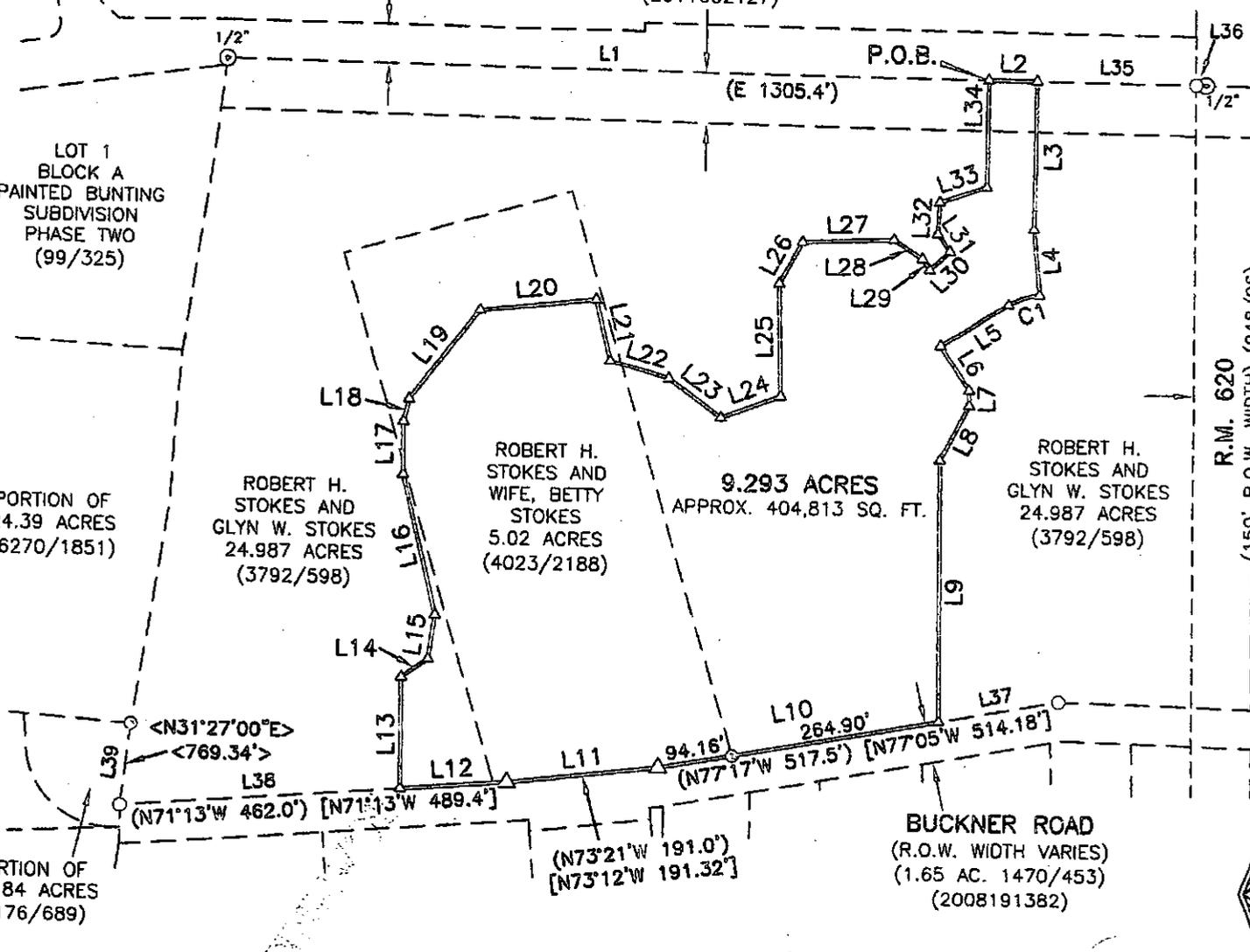
BOULDER LANE
(R.O.W. WIDTH VARIES)

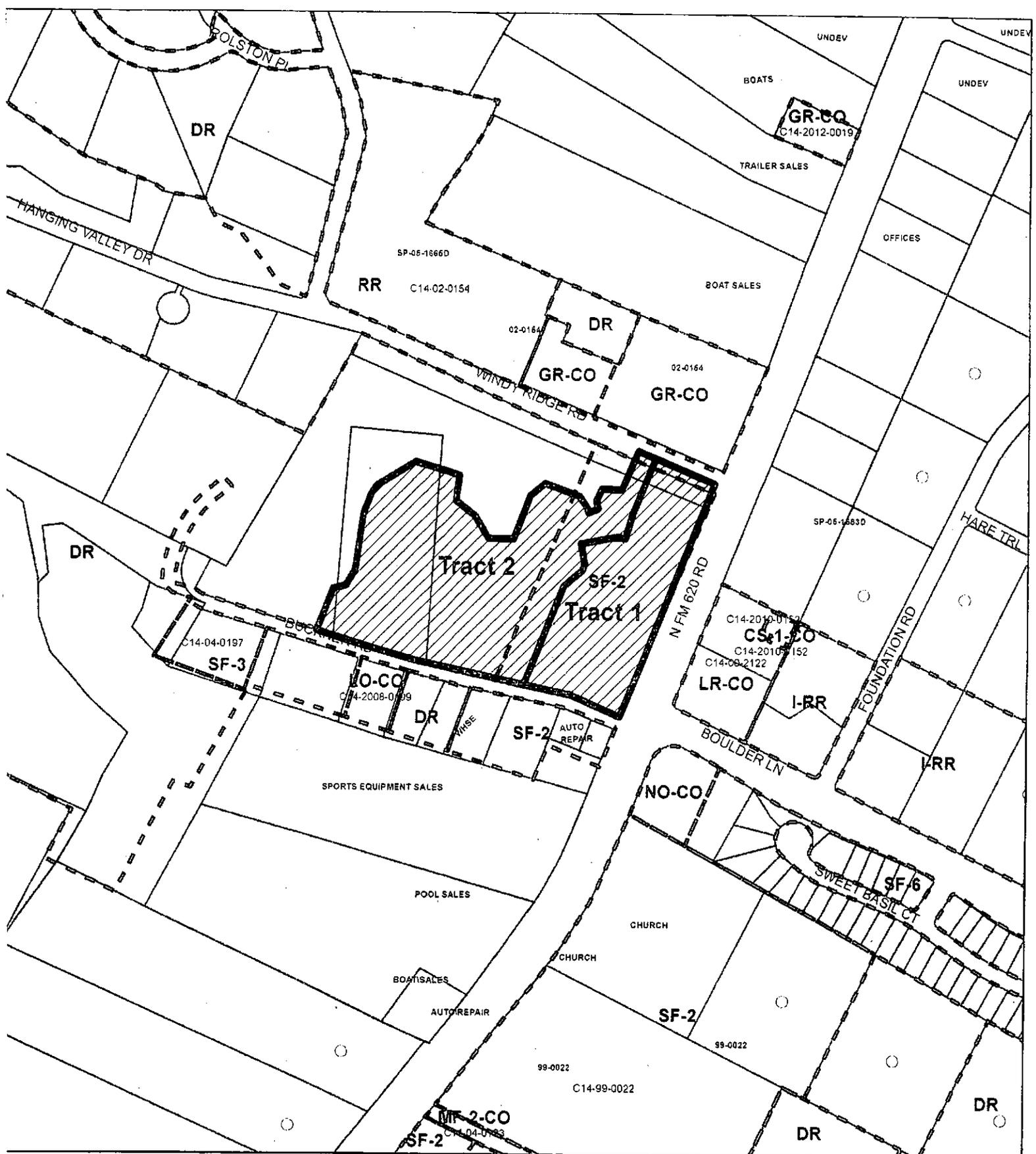
PORTION OF
23.184 ACRES
(5176/689)

BUCKNER ROAD
(R.O.W. WIDTH VARIES)
(1.65 AC. 1470/453)
(2008191382)



Chaparral





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
CASE#: C14-2014-0082



1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geograph by the City of Austin regarding specific accuracy or completeness.

Exhibit D